



ST ARVANS

Guide price **£685,000**



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# THE BYRE

3 Rogerstone Grange, Monmouthshire NP16 6EU



Converted barn in private, rural area  
Spacious three-bed full of character  
Lounge with log burner, private garden

At the end of a quiet country lane in the heart of the Wye Valley Area of Outstanding Natural Beauty on the fringe of the quaint village of St Arvans there's an exclusive complex of farm buildings that have been converted into gorgeous, luxury homes. Nestled around a central courtyard the collection of semi-rural, stunning dream homes includes The Brye. Arriving outside the converted barn to see the attractive facade greeting you include exposed brick and stone complemented by heritage green windows and cream rendering, it's clear that this property is going to impress with an abundance of character and high-end interiors.

Behind the impressive garden electric gates is a spacious and sociable garden, landscaped for entertaining and enjoyment, with a terrace, immaculate lawn and ample parking as well as a home office hiding within a corner outbuilding.

Inside the converted barn the inviting family home can offer a stunning sitting room at one end with a log burner to keep it cosy and a vaulted ceiling and doors to the garden to keep it spacious and light. There's a sociable dining room next to the sitting room which can also offer French doors directly into the garden plus a door to the inner hallway off which you will be delighted to find three bedrooms, with the primary offering an en-suite, the kitchen and the family bathroom.





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£685,000



## KEY FEATURES

- Nestled within a private complex
- Surrounded by countryside
- Three bedrooms & home office
- Immaculately presented throughout
- Stylish, well-equipped kitchen & primary bedroom with en-suite
- No onward chain





# STEP INSIDE



A surprise staircase gets you up to a bonus mezzanine level above the hall, and it's sure to cause heated family discussions on who gets to claim this cool extra room which is currently used as a hidden lounge space. The Brye is surrounded by the stunning Monmouthshire landscape that undulates away from the site for miles, but also offers a sprinkling of neighbours within the complex and the quaint village of St Arvans at the other end of the lane.

The village can offer a church, The Piercefield pub and a thriving village hall hosting regular events including film nights and plays, plus a shop, nursery and saddlery shop - very handy as Chepstow Racecourse is one of the nearest neighbours. The house and the village offer a wonderful combination of rural and village lifestyle but the location is very well-placed for Chepstow as well, just two miles south down the main road that meanders through past the village.

Chepstow can tempt a trip by offering a good range of shops and eateries, facilities and amenities, schools, sports and leisure facilities, plus easy access to the motorway network to Bristol, Newport and Cardiff, plus the town has a mainline train station. But being located within the 'Wye Valley Area of Outstanding Natural Beauty' means living in one of Wales' most special areas that can offer a breathtaking array of outdoor activities to try and to develop, all experienced within the most stunning of scenic landscapes.

Step inside and the welcoming home greets you with a fabulous internal view along the hallway in two different directions, offering glimpses of the rooms along the way enticing you to explore further.

To the left the well-equipped kitchen is a stylish space that cocoons the cook with a timeless Shaker-style kitchen in a pretty pastel shade complemented by practical additions including a substantial range cooker, space for a massive fridge freezer, and a separate utility room that is many people's must have' kitchen companion.

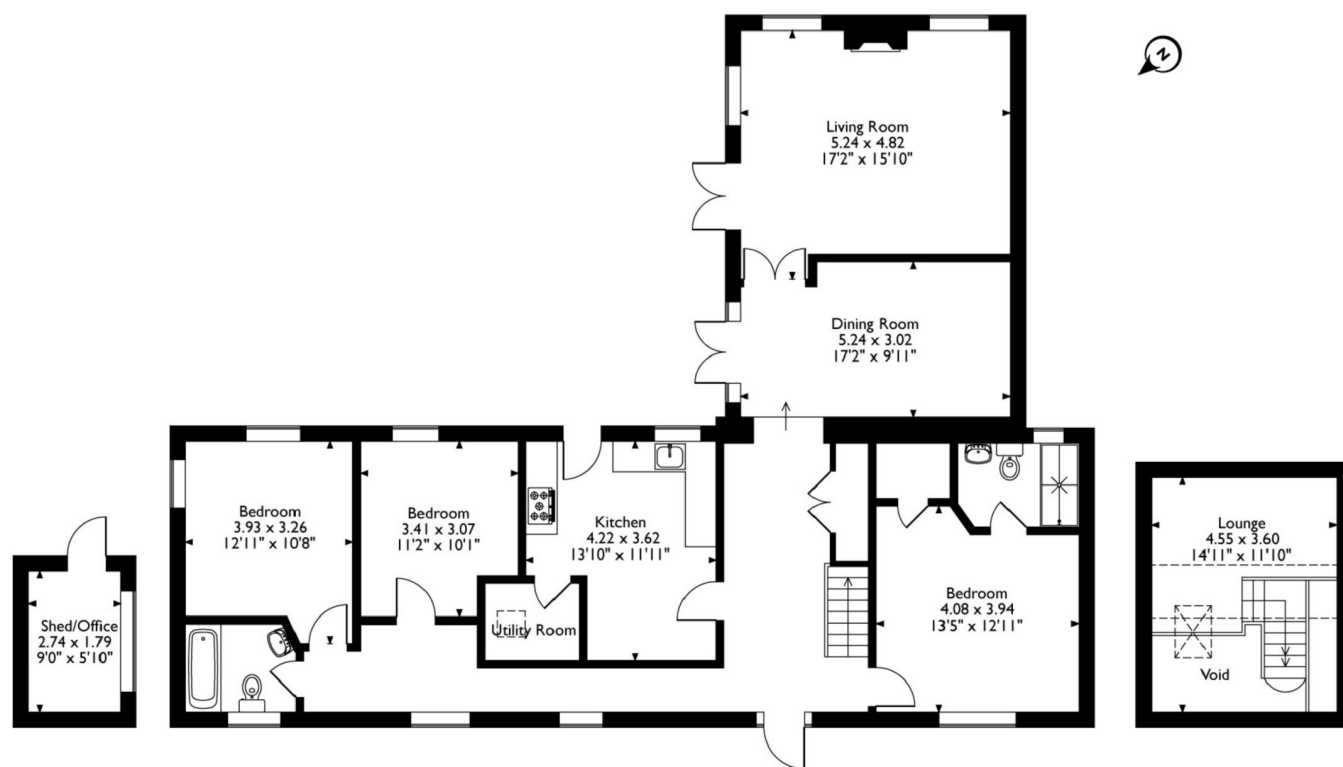
When the cook is working hard creating a masterchef masterpiece the door to the garden is a welcome feature, throwing it open during warmer weather to invite refreshing breezes in and the food to easily be taken out to hungry mouths waiting for alfresco dining to begin on the garden terrace.

Opposite the kitchen is the charming primary bedroom suite that offers a peaceful and spacious slumber space. It's a calmly decorated room, an ideal space to relax whilst wrapped in country cottage character that includes the stripped wooden floor, exposed ceiling beam and wood panelled doors.

The ensuite is just a few stumbling steps away, offering a large walk-in shower to successfully provide a refreshing morning wake-up call. The ensuite is cloaked in tasteful and neutral decor that has natural materials such as wood and stone at its interior design core.

At the end of this direction of hallway there's a double dose of delightful reception rooms that makes this section of the house the heart of the home for socialising. Beyond the first door is a wonderful formal dining room that boasts the same slate flooring that is found in the hallway and kitchen that is the base for the character of the space, which is added to by the French doors to the garden.

Approximate Gross Internal Area  
 Main House = 137 Sq M/1475 Sq Ft  
 Outside Shed = 5 Sq M/54 Sq Ft  
 Total = 142 Sq M/1529 Sq Ft



Ground Floor

Mezzanine

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The dining room can happily welcome a large number of friends and family, depending on the size of table, plus the option of throwing open the doors and inviting waves of fresh air to join the social gathering. A door from the dining room leads to the living room that is the most stunning and welcoming heart of this home, a space that combines character with space and light.

The higher ceiling in this already generously proportioned room adds to its sense of space, complementing the cascades of light coming through the three windows and French doors. It's a space for all seasons, a room for relaxing together on a winter's evening sinking into a squishy sofa, clustered around the robust log burner chatting or watching a movie.

But when the warmer weather comes it's a cool and calm place to chill out, with the French doors open and the sounds and smells of spring and summer wandering in combined with easy access for an occupant to wander out and claim a lounger on the sun terrace.

The character in this room comes as a package of stripped wood flooring and exposed beams, and a chunky wood fireplace mantle and quarry tile hearth that ensures the room is a visual and atmospheric delight.

Back into the hall and heading towards the front door, turning right leads to two double bedrooms. Both spaces continue the splash of character via a stripped wood floor and both have an engaging view out over the garden, with the bedroom at the end of the house boasting a dual aspect to wake up to.

The family bathroom at the end of the hallway is another tastefully designed and decorated space, adding a vintage style radiator to the classic white suite that boasts traditional fixtures and fittings pays homage to the past in a space that is designed to be practical in the present.

AGENTS NOTE: There is a waste water treatment plant that served the five barns which is not located at the property. The vendors pay approx £100.00 per year.



# STEP OUTSIDE



Step outside and behind the impressive garden gates is a private and spacious garden cocooned within mature shrub borders, stone walls and fencing. It can boast an immaculate, generous lawn ideal for children and pets to play, plus a sunny terrace from which to watch them while relaxing on a lounger or enjoying alfresco dining. The garden can morph from a busy family area full of laughter and chat to a slice of peaceful solitude as the sunsets and the night brings the offer of sitting under the stars on the terrace with a drink.

Brunch on the terrace is a must in the warmer weather combined with sociable BBQs with family and friends. But the outdoor space offers a practical element too, with a storage shed and home office cabin tucked into the corner. There's ample parking on a drive that hugs the far wall for all the visitors that arrive at this sociable home. This section of the garden that travels along the boundary fence leads to a delightful destination - an extra terrace tucked away in the corner that is bathed in the last of the day's sunlight and flanked by a charming stone wall.

The design of the garden has been given much thought to combine pretty with practical but also make the most of its potential, offering a sunny place to sit and chat or relax with a good book whatever time of the day.

## INFORMATION

Postcode: NP16 6EU

Tenure: Freehold

Tax Band: F

Heating: Oil

Drainage: Private

EPC: D







## DIRECTIONS

From Chepstow, take the A466 road past Chepstow Racecourse (on your right) to the village of St Arvans. At a sharp right hand bend, turn left into St Arvans village and take the left turn into Grange Road. Follow this lane for approx. Quarter of a mile into Rogerstone Grange and take the second left turning and the entrance to the property will be located directly ahead of you through the green gates.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	63	74
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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